



# Les Chouettes

2 La Jaoniere Clos, Landes du Marche, Vale, GY6 8DQ

£545,000

LOCAL MARKET

SOLE AGENT

Les Chouettes is a semi-detached property conveniently situated for local amenities on a quiet residential clos.

Neatly presented throughout the accommodation comprises a good sized lounge/diner and kitchen on the ground floor with two double bedrooms, a study/nurse, smartly fitted family bathroom and separate w.c on the first floor. There are front and rear gardens enjoying south and west aspect, a single garage and parking for one car.

School catchment: Hautes Capelles Primary and St Sampsons High

## Key facts



- Neatly presented accommodation
- Convenient location
- Garage and parking
- Enclosed gardens
- Quiet residential clos

t 01481 236039  
e enq@cooperbrouard.com  
w cooperbrouard.com



 **cooper  
brouard**  
GUERNSEY'S ESTATE AGENT















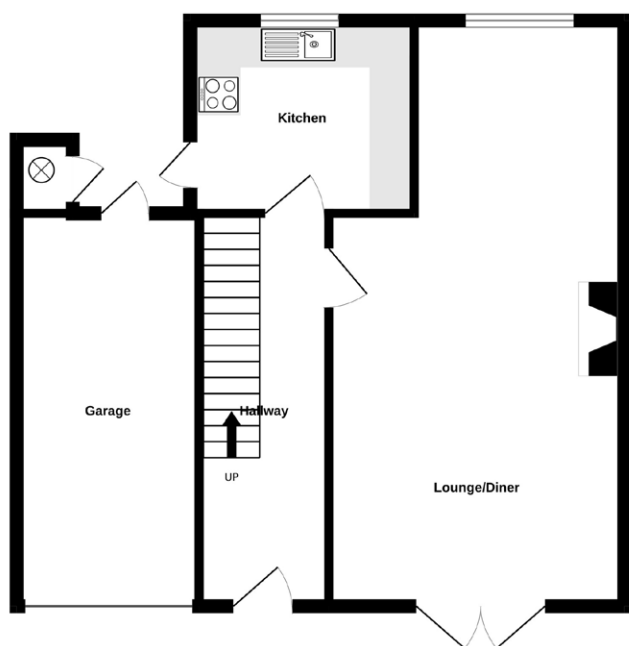




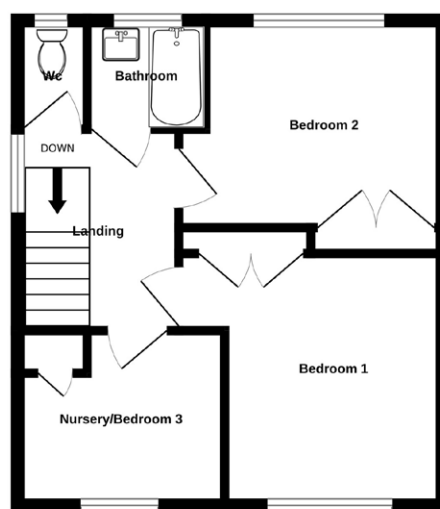




GROUND FLOOR



1ST FLOOR



Made with Metropix ©2024

## GROUND FLOOR

## Lounge/dining room

22'9 x 12'6 x 9'8 (6.9m x 3.8m x 3m)

## Kitchen

9'7 x 8'8 (3m x 2.7m)

## APPLIANCES

- Hotpoint washing machine
- Hotpoint oven and 4 ring hob
- AEG Fridge
- AEG extractor fan

## Garage

16'6 x 7'9 (5m x 2.4m)

## FIRST FLOOR

## Bedroom 1

11'1 x 10'8 (3.4m x 3.3m)

## Bedroom 2

11'2 x 8'9 (3.4m x 2.7m)

## Nursery

8'9 x 7'9 (2.7m x 2.4m)

## Bathroom

5'4 x 5'1 (1.6m x 1.6m)

## W/C

5'6 x 2'9 (1.7m x 0.7m)

## EXTERIOR

There is parking for one car in front of the garage, which then leads to the front door and fore garden which is partly laid to patio and partly lawned and enclosed by high hedging providing a good degree of privacy, double doors from the lounge also open out on to a sunny patio area. A door from the kitchen opens on to a covered area which provides access to the garage, boiler room and rear garden which is partly laid to patio and enclosed by mature hedging.

**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed

**Services:** Mains electricity, water and drainage, oil central heating, uPVC double glazing.

**Finding the property:** Travelling along Landes du Marche with the garage on your left, take the next turning on your right into La Jaoniere Clos and bear right, Les Chouettes is the second house on the right.

**Perry's ref:** 9 F5

**what3words:** moveable.photograph.abstraction

**TRP:** 127



Mapping / Aerial Photography Copyright (C) States of Guernsey 2024

## CONTACT OUR LOCAL MARKET TEAM



Matt



Cathy



Ben



Liz



Kate



Megan



Charlie